HOUSECHECK SERVICES LLC

Office: 707.355.9067 Cell: 707.245.7545

BYRON DUERKSEN, CERTIFIED MASTER INSPECTOR

Email: Housecheck@mchsi.com

www.HouseCheckServices.com

REGION 1 DIRECTOR

MEMBER 249171

Prepared For Phillip & Theresa Monroe

18809 High View

This report is for your exclusive use in determining the physical condition of the property inspected. Although a thorough inspection of the property was made, we wish to CAUTION you that conditions may change and equipment may become defective. The report should not be construed as a guarantee or warranty of the premises or equipment, or future uses thereof (Home Warranty plans are available). Our CONTRACT FOR SERVICES or SERVICE AGREEMENT provides additional details: ***PLEASE READ IT CAREFULLY***.

The inspection, by definition, deals with an existing structure which may have older types of plumbing or wiring. It is very probable these systems would not meet present standards, although the system did meet requirements at the time it was installed.

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INSPECTION REPORT

CLIENT & INSPECTION INFORMATION

INSPECTION LOCATION:
18809 High View.

CLIENT'S NAME:
Phillip & Theresa Monroe.

MAILING ADDRESS:
8686 Excelsior Lane.

CITY/STATE/ZIP:
Middletown, CA 95461.

CLIENT'S E-MAIL:
monroefamily@ourweb.net.

PHONE #:
707-

DATE OF INSPECTION:
February 3, 2011.

TIME OF INSPECTION:
9:00 a.m.

INSPECTION #:
01030211.

INSPECTOR:
Byron Duerksen - Certified Master Inspector.

CLIENT'S AGENT:
Jen Mullin.

AGENT'S PHONE:
707-355-3661.

AGENT'S E-MAIL:
jennifer.mullen@century21.com.

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REPORT TERMINOLOGY DEFINITIONS

DURABLE:

On the day of the Inspection, the component was operating within its designed lifespan.

SERVICEABLE:

On the day of the Inspection, the component either responded to the manual controls, or was functioning as intended.

GOOD:

DURABLE and SERVICEABLE. This means that on the day of the Inspection, the component was both working and within its designed lifespan.

FAIR:

DURABLE or SERVICEABLE but NOT both. This means that on the day of the Inspection, the component was either NOT working as designed, or it was reaching the end or exceeding its designed lifespan.

POOR:

The component is neither DURABLE or SERVICEABLE. This means that on the day of the Inspection, the component was NOT working and had NO more useful life.

ACCEPTABLE:

This means that on the day of the Inspection, the component was still performing as designed.

(x3):

Number of times the condition was noted.

LOCATIONS:

The following location descriptions may be used to identify where the room is located, or where the condition was found. Right Rear, Right Front, Left Rear, and Left Front may be used in the report and they are relative to viewing the home from the front sidewalk. Other location directions will include North, South, East, and West. Condition locations within rooms will either be identified from the room's point of entry or with compass directionals.

PLEASE NOTE:

The component evaluations are not a guarantee or warranty of future performance. It is only an evaluation of how the component was working or performing when it was evaluated. Home warranties can be purchased separately from other companies to protect you when component failure occurs. Also, it should be understood that we are not allowed to move any furniture, pictures, or possessions.

GENERAL INFORMATION

AREA:

Gated golf course community with numerous amenities.

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PROPERTY OCCUPIED?

No.

CLIENT PRESENT:

At end of inspection.

PROPERTY OPENED BY:

Lock box code.

PEOPLE PRESENT:

Selling agent,

REMARKS:

A number of the light fixtures, appliances and smoke detectors were removed by the previous owners.

CLIMATIC CONDITIONS

TEMPERATURE:

46 degrees when opened 34% Relative Humidity.

CONDITIONS:

Sunny, Clear.

SOIL CONDITIONS:

Damp.

BUILDING CHARACTERISTICS

MAIN ENTRY FACES:

Southwest.

ESTIMATED AGE OF STRUCTURE:

3 Years.

BUILDING TYPE:

Single Family Dwelling.

APPROX. SQUARE FOOTAGE:

2668 sq ft.

STORIES:

2.

SPACE BELOW GRADE:

Crawl space.

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UTILITIES

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

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GROUNDS & EXTERIOR

TOPOGRAPHY

LOT TYPE:

Hillside lot. NOTE: If soil stability or expansive soil conditions are a concern, please consult a Soils Engineer.

LOT DRAINAGE:

Drainage appears adequate.

SLOPE WITHIN 10 FEET OF HOUSE:

Varies from sloping away from house to sloping toward the house. When ever possible it is best to grade the dirt away from the home so all moisture flows away and downhill. Moisture standing against or near a foundation will seep into the ground and wick through the foundation. A foundation that is consistently wet can create mold and the metal reinforcing rods (rebar) in the concrete will rust out overtime.

FOUNDATION DRAINAGE:

Adequate drainage should be supplied to avoid erosion or standing water = Corrective action is recommended.

ROOF DRAINAGE:

Good. The downspouts should always have the water flow diverted away from the home. Several downspouts were noticed that should be better connected to the drain lines under them. Ideally the down spout should go directly into the drain line at least 4-6 inches.

NOTE THE OFFSET OF DOWNSPOUT

FOUNDATION:

Typical hairline cracks were observed = Monitor.

DAMP/WATERPROOFING:

I did not see any black spray on foundation sealant, but I could not verify the installation because this is concealed by the grading.

FOUNDATION SKIM COAT:

The final decorative skim coat has not been applied to the concrete foundation.

RETAINING WALLS:

Good.

HOSE BIBS:

Hose bibs were turned on and off again.

DRIVEWAYS/WALKWAYS

DRIVEWAY:

Acceptable. Concrete. There are cracks that appear typical for a house of this age. When these cracks are 1/8" and larger, we recommend sealing to prevent water intrusion.

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DRIVEWAY DRAINAGE:

Good.

WALKWAYS:

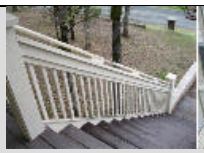
Concrete.

Terraced hillside stairs are made of treated railroad ties. In time they will rot, monitor for safety.

Additional walk areas.

STAIRWAY RAILINGS:

Good. Sturdy, built to code requirements for safe hand grab. All of the railings and surrounding trim need to have the flaking paint removed, then primed and painted. This will both enhance the appearance and preserve the wood in the upcoming years.



CURB & GUTTERS:

Not installed.

REMARKS:

This home has been empty for a number of months and also had was neglected for some time prior to vacating. This has a left it with numerous deferred maintenance issues.

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LANDSCAPING

GROUND COVER:

Acceptable.

TREES:

Acceptable.

BACK LAWN:

Acceptable.

FENCING

FRONT YARD FENCE:

Good.

REAR YARD FENCE:

PAINT/STAIN CONDITION:

No paint/stain has been applied.

FRONT YARD GATE:

Acceptable. It rubs the post when closing it.

EXTERIOR CLADDING

SIDING CONDITION:

Good. Lap siding on home front. Sides and rear have 4' x 8' panels of T 1-11. Joints currently are in tight and properly caulked. These should be monitored and maintained to prevent future moisture intrusion.

It appears that the French Doors on the living room side wall were not original but rather they were installed more recently. A round plug has been placed in what was likely the exterior light location. This plug should be caulked with Big Stretch caulk with the area being primed and painted to match the rest of the house.

SHEATHING:

The evaluation of the exterior's underlying sheathing is beyond the scope of this evaluation since is concealed from our view by the exterior cladding.

EXTERIOR TRIMS

EXTERIOR FLASHINGS:

The majority of flashings used on the structure were not evaluated because they are concealed from view. This can be frustrating because the installer is the only one who knows if they were correctly and adequately installed.

PAINT/STAIN CONDITION:

Good.

MOLDINGS & TRIM CONDITION:

Good.

TRIM PAINT CONDITION:

Good.

EAVES/OVERHANGS CONDITION:

Good.

WINDOWS CONDITION:

Good.

SCREEN CONDITIONS:

Mostly acceptable. Some were missing and a few had damage.

CAULKING CONDITION:

Good.

WEATHERSTRIPPING CONDITION:

General condition is Poor. Kitchen exterior entry door is badly damaged in lower portion. The sweep weather-stripping on the double front entry door has large gap.

EXTERIOR OUTLETS

Weather protected.

FRONT PORCH

TYPE:

Flooring is TREX. This is actually a small deck.

STAIRS:

Good treads, the vertical blocking between treads is made of OSB. This product is not weather resistant. These should be primed and painted to prevent moisture intrusion and ultimate deterioration.

RISER/TREAD RATIO:

Good.

HANDRAIL:

The installed handrail is securely mounted. Flaking paint, surface getting rough. Recommend paint removal, sanding smooth, the primer and give good paint job with good quality exterior paint.

BALUSTRADE SPACING:

Good.

LIGHTING:

Good. Dual front porch lights.

DOORBELL:

The doorbell is installed and working.

EXTERIOR OF FRONT DOORS

Good.

REMARKS:

Needs to have locks and hardware replaced and also re-keyed.

OTHER

The ledger board to which the joists are attached is only nailed to wall. This is a safety hazard as the nails will not stand the test of time. Simpson Tie Research **has proven that** the nails will deteriorate, Code requires either galvanized or preferably Swan Stainless steel bolts to be installed. Recommend 1/4" diameter or larger bolts with washers every 16 inches.

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DECKS

GENERAL CONDITION:

Good. The entire deck and its related components should be pressure washed. When dry it should be treated with your choice of colored stain water repellant.

TYPE:

Wood deck.

DECK SECURING:

Good.

FLASHING:

The recommended flashing along the house/deck joint was NOT installed. This will greatly increase the rate of deterioration at the deck ledger board/house joint. Consideration should be given to having a licensed general contractor, specializing in wood decks, install the recommended flashing.

DECK BOARDS:

Acceptable.

JOISTS:

Good. These also need to be cleaned and treated.

POSTS:

Good. Secured to concrete piers with Simpson Ties and set above earth contact. This is the way its supposed to be built.

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HANDRAIL:

The installed handrail is secured.

BALUSTRADE SPACING:

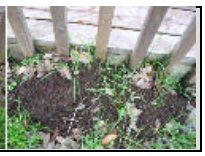
Good.

LIGHTING:

Good.

REMARKS:

There is direct earth to wood contact on 1 end of this deck. A French drain should be installed along the outside edge to drain hillside runoff to the side of property.



There is a wood structure built above the rear deck that is sturdy, could be covered for protection it desired.

ROOFING

GENERAL ROOFING CONDITION

ROOFING CONDITION:

Good.

RIDGES:

Good.

INSPECTION METHOD:

Walked upon a portion of the rooftop.

ROOFING LAYERS:

There is one layer of roofing material installed.

ESTIMATED AGE:

Original.

DESIGNED LIFESPAN:

The statistical life average of this roofing product is 20-25 years.

ROOFING MATERIAL:

Architectural shingles.

FLASHINGS & OTHER ITEMS

ROOF PENETRATIONS:

Sky lights, Attic vents and plumbing vents.

ROOF METAL:

Good.

DIVERTER KICK-OUT FLASHINGS:

Adequate.

RAIN GUTTERS:

The general condition of the rain gutters is Good.
Need to be kept clean.

ANTENNA:

Securely mounted.

GARAGE

GARAGE

GENERAL CONDITION:

Acceptable.

TYPE:

Three car Tandem parking.

LOCATION:

Attached under the upstairs.

APPROXIMATE SIZE:

Left side 39' x 12' 4" Right side 21' x 9'

ROOF CONDITION:

Same as house - Refer to ROOFING section.

FLOOR CONDITION:

Larger cracks that should be filled with Quick Crete to prevent moisture from entering.

FIRE SEPARATION:

Acceptable.

WINDOWS:

Dual pane window(s) condition is: Good.

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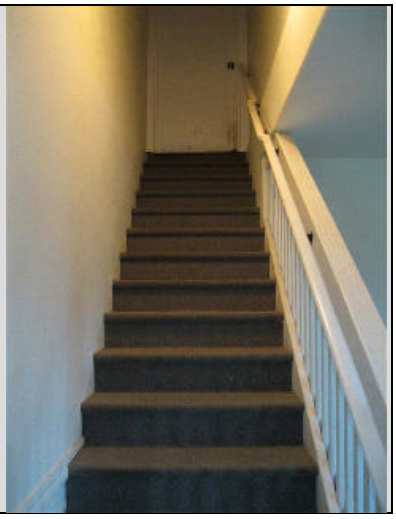
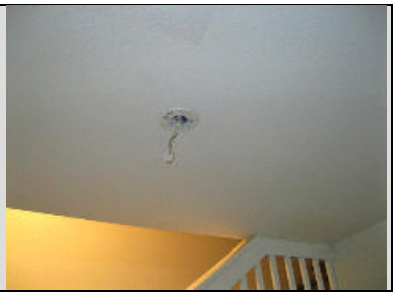
MISCELLANEOUS:

Steep stairway from main floor.



SMOKE DETECTOR:

Wiring but no detector.



WATER HEATER STAND:

Acceptable.

#1 GARAGE DOOR(S)

MAIN GARAGE DOOR(S):

Acceptable. Insulated.

GARAGE DOOR SPRINGS:

Garage door springs have safety retainers.

AUTO-DOOR OPENER(S):

Automatic door opener(s) is operational. Testing of the remote opener switches is beyond the scope of this evaluation.

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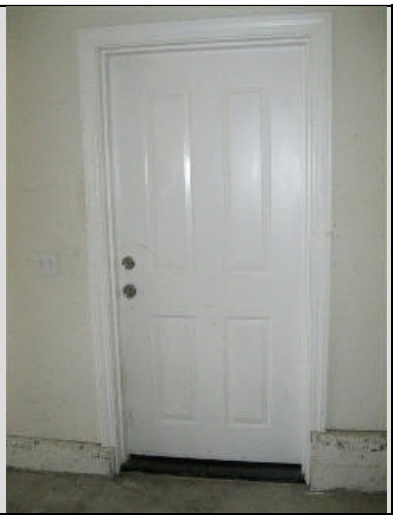
AUTO-REVERSE:

There is an electric eye safety beam installed and working. Adjust downward pressure on opener it is too severe and does not automatically raise when making contact with resistance.

SIDE YARD DOOR:

Acceptable.



HOUSE DOOR:

Yes: A solid core door is installed with a self closing device Adjust the spring on closing hinge. It currently does not quickly close and latch. **This is a potential safety hazard if garage is filled with carbon monoxide or a fire.** An additional piece of wood has been attached to cover apparent damage from a dog.

STAIRS:

Good.

RISER/TREAD RATIO:

Acceptable.

HANDRAIL:

The installed handrail is secured.

BALUSTRADE SPACING:

Acceptable.

REMARKS:

There is a programmable key pad on the exterior of garage door.

#1 GARAGE ELECTRICAL

ELECTRICAL WIRING:

Electrical wiring is covered on the walls to at least 7 feet.

OUTLETS:

Good.

OUTLET LOCATIONS:

(7). Duplex receptacles.

GFI OUTLETS:

GFCI outlet is installed and appears to be working as designed.

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KITCHEN

GENERAL KITCHEN CONDITIONS

LOCATION:

Back of house on right.

REFRIGERATOR SPACE:

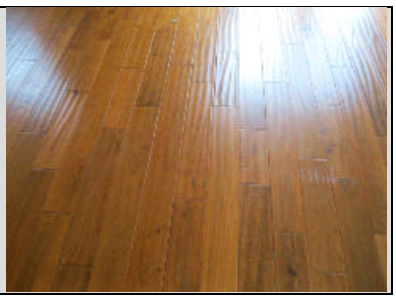
36" wide x 70" tall.

WALL FINISH:

Good.

FLOORING:

Bamboo flooring is good. It is advertised as Bamboo but I'm not certain it is.



WINDOWS:

1 dual pane casement window over sink is good.

ENTRY/EXTERIOR DOOR:

Single French Door to back deck is good.

LIGHTING:

5 recessed lights in ceiling.

GFI OUTLETS:

GFCI outlet is installed and appears to be working as designed in only one location.
The rest do not have GFCI.

OUTLETS:

7 duplex outlets visible.

HEATING DEVICE:

Heat register(s) were observed.

CABINETS:

Good. but one drawer front is missing. Easily repaired as the front is in the drawer.

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COUNTERTOPS:

Granite is good.

PANTRY:

Walk-in pantry.

SINK:

Stainless steel is good.

DRAIN CONDITION:

Good.

FAUCET:

Single lever with spray attachment is good.

PLUMBING LEAKS:

Water leak noted under sink.

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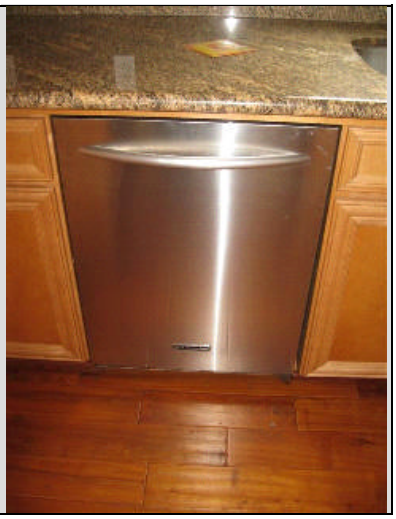
KITCHEN APPLIANCES

DISHWASHER:

Kitchenaid Stainless Steel Model KUD101FLSS6 Serial FS1120615. Yes. The dishwasher was cycled on the normal cycle to check for its operation and to identify any leakage. Each cycle and feature of the unit was not tested = Beyond the scope of this evaluation.



GARBAGE DISPOSAL:

Badger 5.

DISPOSAL INSTALLATION:

Separate plug ins for both the dishwasher and the garbage disposal.

STOVE (Range):

Missing. Has a gas hookup.

OVEN:

Missing.

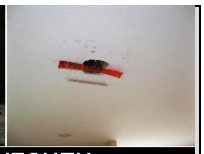
GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. **There is no cap on it which is a safety hazard.**

ARROW POINTS TO MISSING CAP

EXHAUST FAN:

Missing. The hole through ceiling is shown.



ATTIC VIEW -- kITCHEN CEILING VIEW

REFRIGERATOR:

Missing.

WATER HOOK-UP:

Yes. A water hook-up is provided at the refrigerator opening = Did Not Test.

BUILT-IN MICROWAVE:

Maytag Stainless Steel Model MMV5156AAS Serial 10303025AX.

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TRASH COMPACTOR:

None.

ON-DEMAND HOT WATER:

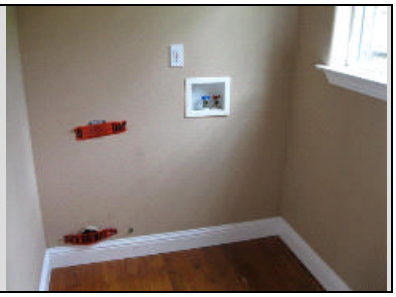
None.

NOTE:
For your peace of mind and initial security, Housecheck Inspection Services provides a limited warranty that coverages structural and mechanical issues for 90 days from the date of inspection. These items must have been reported as functioning at the time of the inspection. Following this 90 day period, we recommend that you invest in a long term mechanical system warranty policy designed for repair/replacement of mechanical item failures in the home. The appliance testing that was performed was done as a courtesy and should not be considered as "Technically Exhaustive." It is recommended that you spend time at the property before closing and see if the appliance operation is to your liking. It is also important to obtain any available appliance operation manuals.

LAUNDRY

LOCATION:

Adjacent to laundry room.



CONDITION:

The components of this room are both Durable and Serviceable.

WASHER HOOK-UPS:

Did Not Test. It is recommended that you use the more expensive braided steel water hook-up lines for this installation. The cheaper rubber lines are prone to rupturing and flooding of the home.

WASHER DRAIN:

Did Not Test. The testing of the washing machine drain is beyond the scope of this inspection.

DRIP PAN:

None.

FLOOR DRAIN:

None.

DRYER HOOK-UPS:

There are both a 220 electrical and gas hook-ups.

DRYER VENTING:

The dryer vent is vented to the outside.

WASHER/DRYER SPACE:

59" wide.

WASHING MACHINE:

None.

CLOTHES DRYER:

None.

EXHAUST FAN:

None.

WALL FINISH:

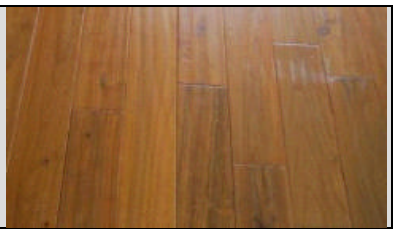
The general paint condition is good.

CEILINGS:

Same as wall.

FLOORING:

Bamboo.



WINDOWS:

1 dual pane sliding window.

DOOR:

Good.

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LIGHTING:

Ceiling fixture did not turn on. May need new bulb.

OUTLETS:

1 duplex outlet.

HEATING DEVICE:

No room heating was identified.

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INTERIOR ROOMS

SCOPE: Interior rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, and heating. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

LIVING/DINING ROOM

LOCATION:

Front of house on right.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Has been removed.

WALL JACKS:

Two TV jacks were identified = Did Not Test. One phone jack was identified = Did Not Test.

WALL FINISH:

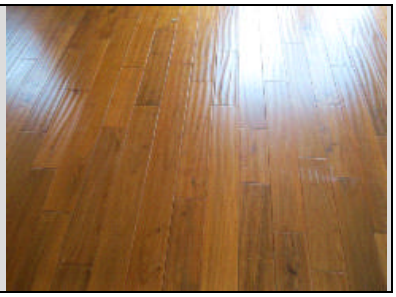
The general paint condition is good.

CEILINGS:

Same as wall except for an area where seam shows crack and drywall taping is peeled away. Close examination on a ladder with a probe indicated there probably is no wood or metal strip installed at the seams. Good construction methods install these to screw the sheetrock to. This prevents flexing at seams which often results in some separation. This area can be accessed from the attic over it and needed strips installed. Then re-tape, texture and paint. There is also a minor water stain which indicate a leak in the upstairs bathroom plumbing.

FLOORING:

Bamboo flooring is good.



WINDOWS:

1 dual pane sliding windows in dining area, 1 fixed dual pane window flanked by 2 sliding windows.

DOOR:

Door to stairway down to garage has repaired damage on garage side of door. Self Closing hinges need to be adjusted.

ENTRY/EXTERIOR DOOR:

Two exterior doors. 2 french doors leading to side yard and double entry door with glass panels in upper half. Good.

LIGHTING:

10 recessed lights in ceiling.

OUTLETS:

5 duplex outlets.

HEATING DEVICE:

Heat register(s) were observed.

APPROXIMATE SIZE:

21' x 24' 6"

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ENTRYWAY

LOCATION:

Enters directly into living room.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Yes. A smoke alarm is installed = Did Not Test.

WALL FINISH:

The general paint condition is good.

CEILINGS:

Same as wall.

FLOORING:

Bamboo flooring is good.

WINDOWS:

None.

ENTRY/EXTERIOR DOOR:

Double doors with glass panels in upper half. Good.

LIGHTING:

None.

OUTLETS:

1 duplex outlet.

CLOSET STORAGE:

Beyond entry is a clothes closet.

HEATING DEVICE:

Heat register(s) were observed.

APPROXIMATE SIZE:

10' x 8'

OFFICE

LOCATION:

Main Floor to the left of entry.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Yes. A smoke alarm is installed.

WALL JACKS:

Three phone jacks were identified = Did Not Test. One TV jack was identified = Did Not Test.

WALL FINISH:

The general paint condition is good.

CEILINGS:

Same as wall.

FLOORING:

Bamboo flooring is good.

WINDOWS:

1 dual pane sliding window and one dual pane fixed window flanked by 2 sliding windows.

DOOR:

Double doors are good.

LIGHTING:

6 recessed lights. Good.

OUTLETS:

6 duplex outlets.

CLOSET STORAGE:

Desk area with granite top in closet space.

HEATING DEVICE:

Heat register(s) were observed.

APPROXIMATE SIZE:

10' x 17' 6"

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BATHROOMS

#1 BATHROOM

LOCATION:

Main Floor.

WALL FINISH:

Good.

FLOORING:

Tile is good.

WINDOWS:

dual pane sliding window is good.

DOOR:

Good.

LIGHTING:

Light fixture has been removed.

GFI OUTLETS:

GFCI outlet is installed and appears to be working as designed.

OUTLETS:

1 duplex outlet.

HEATING DEVICE:

Heat register(s) were observed.

BATH VENTILATION:

Window and exhaust fan.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

VANITY:

None.

COUNTERTOPS:

None.

SINK:

Pedestal sink is good.

DRAIN CONDITION:

The drain flowed as designed.

FAUCET:

Good.

TOILET:

Good.

PLUMBING LEAKS:

None apparent at this time.

BATH FIXTURE:

Shower only.

SHOWER PAN/TUB:

Good.

TUB/SHOWER SURROUND:

Fiberglass-General condition is Good. Regular caulking of the seams and joints is required to keep water penetration to a minimum.

SHOWER ENCLOSURE:

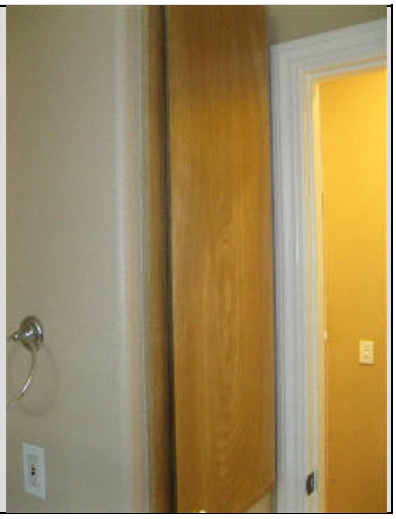
None.

TUB/SHOWER PLUMBING:

Good.

REMARKS:

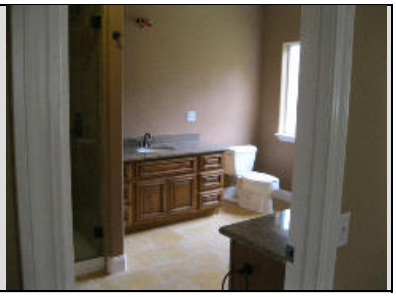
Linen closet.



MASTER BATHROOM

LOCATION:

Main Floor off of master bedroom.

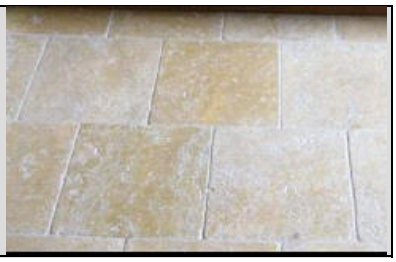


WALL FINISH:

Good.

FLOORING:

Tile is good.



WINDOWS:

1 dual pane sliding window is good.

DOOR:

Good.

LIGHTING:

Two recessed lights are good. Lights bars over vanities are missing.

GFI OUTLETS:

GFCI outlet is installed and appears to be working as designed.

OUTLETS:

2 duplex outlets.

HEATING DEVICE:

Heat register(s) were observed.

BATH VENTILATION:

Window and exhaust fan.

VANITY:

2 vanities are good.

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COUNTERTOPS:

Granite is good.

SINK:

2 sinks are good.

DRAIN CONDITION:

The drain flowed as designed.

FAUCET:

Good.

TOILET:

Good.

PLUMBING LEAKS:

None apparent at this time.

BATH FIXTURE:

There are a separate tub and shower stall installed.
Jetted corner tub.

SHOWER PAN/TUB:

Good.

TUB/SHOWER SURROUND:

Tile is good.

SHOWER ENCLOSURE:

Door - General condition is Good.

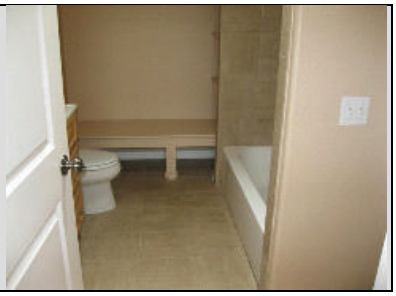
TUB/SHOWER PLUMBING:

Good. 2 different shower heads with valves to control.

#3 BATHROOM

LOCATION:

Upstairs.



WALL FINISH:

Good.

FLOORING:

Tile is good.

WINDOWS:

Skylight is good.

DOOR:

Good.

LIGHTING:

Recessed light in ceiling is good. Light bar over vanity is missing. Skylight.

GFI OUTLETS:

GFCI outlet is installed and appears to be working as designed.

OUTLETS:

1 duplex outlet.

HEATING DEVICE:

Heat register(s) were observed.

BATH VENTILATION:

Exhaust fan is operational.

VANITY:

Good.

COUNTERTOPS:

Cultured Marble-General condition is Good.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

SINK:

Good. Integrated into the vanity top as a 1 piece unit.

DRAIN CONDITION:

The drain flowed as designed.

FAUCET:

Good.

TOILET:

Good.

PLUMBING LEAKS:

None apparent at this time.

BATH FIXTURE:

A combination tub and shower is installed.

SHOWER PAN/TUB:

Good.

TUB/SHOWER SURROUND:

Ceramic Tiles = Good Condition. The waterproof integrity of the surround tile grouting is beyond the scope of this evaluation. Regular resealing and maintenance of tile grout is required to keep water from penetrating into the walls. There has been moisture around bottom of tub where it meets the floor. Recommend caulking for future protection.

SHOWER ENCLOSURE:

None.

TUB/SHOWER PLUMBING:

Good.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

BEDROOMS

SCOPE: Sleeping rooms are evaluated for the Durability and Serviceability of the wall finishes, floor coverings, windows, doors, accessible outlets, closet storage, heating and smoke alarms. The cosmetic features of the room are subjective and not part of this evaluation. Cosmetic issues are only a concern if they are related to current leakage or structural issues.

MASTER BEDROOM

LOCATION:

Main Floor.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

The room is wired for the recommended smoke alarm which has been removed.

WALL JACKS:

One TV jack was identified = Did Not Test. One phone jack was identified = Did Not Test.

WALL FINISH:

The general paint condition is good.

CEILINGS:

Same as wall.

FLOORING:

Carpet, General condition is Fair.

WINDOWS:

2 dual pane sliding windows are good.

DOOR:

Good.

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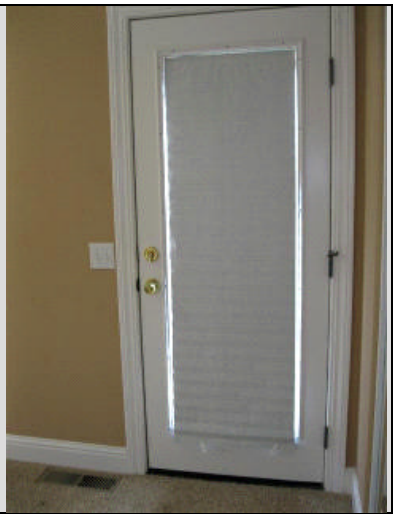
ENTRY/EXTERIOR DOOR:

Single French door to back deck is good.



LIGHTING:

6 recessed lights.

OUTLETS:

6 duplex outlets.

CLOSET STORAGE:

Adequate with mirrored sliding doors.

HEATING DEVICE:

Heat register(s) were observed.

APPROXIMATE SIZE:

17'6" x 14'

REMARKS:

Open for jetted tub mechanics.

#2 BEDROOM

LOCATION:

Upstairs, first door on left.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Removed.

WALL JACKS:

One TV jack was identified = Did Not Test. One phone jack was identified = Did Not Test.

WALL FINISH:

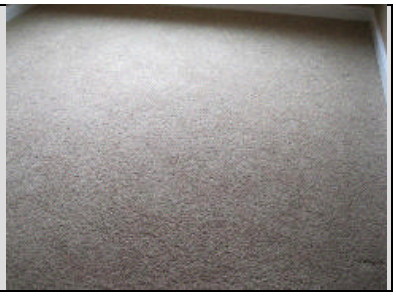
The general paint condition is good. 1 spot with a hole in the wall.

CEILINGS:

Same as wall. Vaulted.

FLOORING:

Carpet, Good.



WINDOWS:

1 dual pane sliding window is good.

DOOR:

Good.

LIGHTING:

This room has no permanent built in lighting.

OUTLETS:

4 duplex outlets.

CLOSET STORAGE:

Adequate. With mirrored doors.

HEATING DEVICE:

Heat register(s) were observed.

APPROXIMATE SIZE:

13'6" x 12'

#3 BEDROOM

LOCATION:

Upstairs, second door on left.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Removed.

WALL JACKS:

One TV jack was identified = Did Not Test. One phone jack was identified = Did Not Test.

WALL FINISH:

The general paint condition is good.

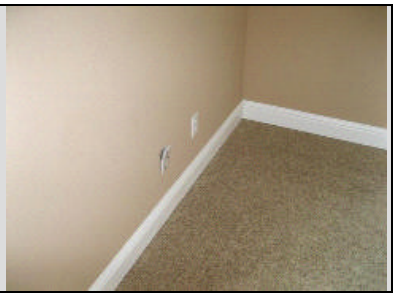
CEILINGS:

Same as wall. Vaulted.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

FLOORING:

Carpet, Good.



WINDOWS:

1 dual pane sliding window is good.

DOOR:

Good.

LIGHTING:

This room has no permanent built in lighting.

OUTLETS:

5 duplex outlets.

CLOSET STORAGE:

Adequate. With mirrored doors.

HEATING DEVICE:

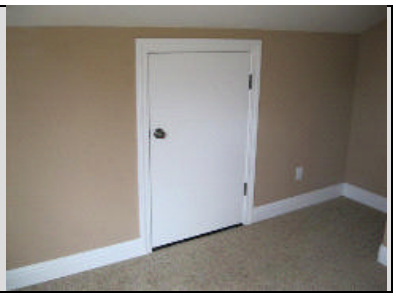
Heat register(s) were observed.

APPROXIMATE SIZE:

14' 6" x 12'

REMARKS:

Attic access is in this room.



#4 BEDROOM/BONUS ROOM

LOCATION:

Upstairs, door on right.

CONDITION:

The components of this room are both Durable and Serviceable.

SMOKE ALARM:

Removed.

WALL JACKS:

Two phone jacks were identified = Did Not Test. One TV jack was identified = Did Not Test.

WALL FINISH:

The general paint condition is good although there is minor damage.

CEILINGS:

Same as wall. Vaulted.

FLOORING:

Carpet, Good.

WINDOWS:

4 crank open dual pane windows.

DOOR:

Good.

LIGHTING:

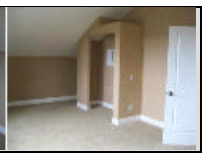
This room has no permanent built in lighting.

OUTLETS:

6 duplex outlets.

CLOSET STORAGE:

2 open clothes closets. No doors.



HEATING DEVICE:

Heat register(s) were observed.

APPROXIMATE SIZE:

29' x 13'

REMARKS:

Attic access.

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INTERIOR - (GENERAL)

CEILINGS / WALLS / FLOORS

CEILINGS:

Sheetrock condition is Good. There is a long crack in ceiling of living room.

WALLS:

Sheetrock condition is Good.

WALL CAVITIES:

The insides of the wall cavities were NOT evaluated. We are limited to visual signs on the outer wall surfaces and cannot see through the walls to detect concealed water damage, concealed molds, concealed wood destroying insect damage, concealed wood destroying organism activity, or any other concealed conditions inside the walls. The evaluation inside of the walls is possible using destructive discovery and boroscopes, but this is not a service offered by our inspection firm = **WE DO NOT PERFORM DESTRUCTIVE DISCOVERY**.

WALL INSULATION:

Yes.

WINDOWS

MATERIAL:

Vinyl.

PANES:

Dual Pane: It is beyond the scope of this inspection to verify the integrity of the thermo-seals. Every effort was made to identify them when possible.

CONDITION:

Good.

BAD THERMO-SEALS:

None were identified. The identification of bad thermo-seals is beyond the scope of this visual evaluation. The identification of bad thermo-seals is very difficult because there are times where there may be no obvious evidence and then other times where moisture can be visibly seen between the panes.

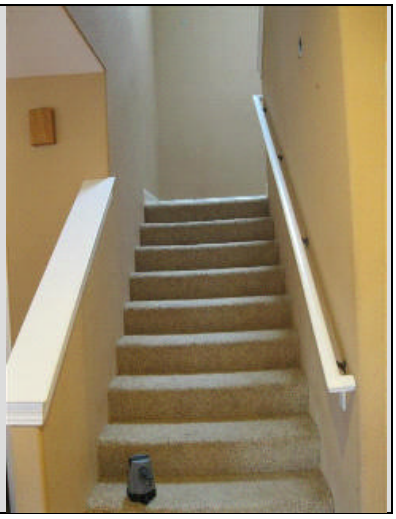
FUNCTION:

Good.

STAIRWAY

LOCATION:

Living room to upper level of home.



CONDITION:

Good.

RISER/TREAD RATIO:

General condition is Good.

HEAD CLEARANCE:

Good.

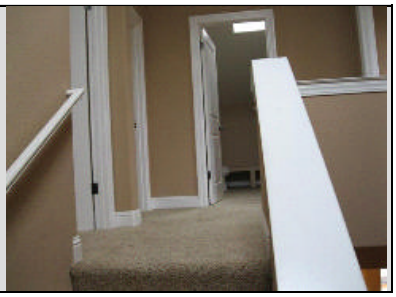
RAILINGS STURDY:

General condition is Good.

STAIRWAY #2

LOCATION:

From upper landing to the bedrooms and bathroom.



CONDITION:

Good.

RISER/TREAD RATIO:

General condition is Good.

HEAD CLEARANCE:

Good.

RAILINGS STURDY:

General condition is Good.

ADDITIONAL ITEMS

SMOKE DETECTORS:

Installed, however some are missing components.

CARBON MONOXIDE DETECTOR:

No unit was found, but they are recommended on each living floor in homes with gas appliances and/or attached garages.

SECURITY SYSTEM:

None.

CENTRAL VACUUM:

None.

WATER SOFTENER:

None.

FIRE EXTINGUISHERS:

Consideration should be given to purchasing fire extinguishers for each floor of the home.

HAZARDOUS MATERIALS TESTING & IDENTIFICATION

PLEASE NOTE:

Hazardous materials are beyond the scope of this Home Inspection report. If asbestos, molds, fungi, sick home syndrome, electromagnetic fields, fiberglass, formaldehyde, hazardous wastes, lead, radon, soils contamination, underground storage tank contamination, or quality of drinking water and waste disposal are a concern, please contact an appropriate expert. This Inspection Firm may be qualified to evaluate and report on some or all of the Hazardous Materials listed above, but these service must be contracted separately and their findings will not be included in this limited visual inspection report.

SOIL CONTAMINATION:

Our firm is not licensed or certified for Soil Contamination work. If Soil Contamination is a concern please contact an Environmental Firm for guidance.

UNDERGROUND STORAGE TANKS:

Most underground storage tanks are not visible and therefore their identification is beyond the scope of this evaluation. If underground storage tanks are a concern please contact an Environmental Firm for guidance.

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WATER QUALITY:

Water quality testing was not contracted with our firm and therefore not a part of the home inspection. If water quality is a concern, then we highly recommend having it professionally tested.

WASTE QUALITY:

Waste quality testing was not contracted with our firm and therefore not a part of the home inspection. If water quality is a concern, then we highly recommend having it professionally evaluated.

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ATTIC & FOUNDATION

ATTIC

CONDITION:

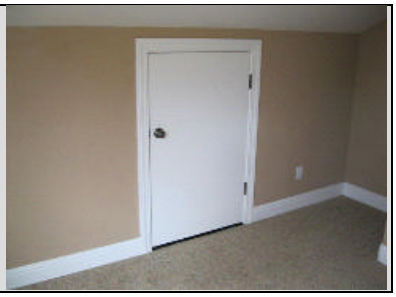
Good, conditions are consistent with the age of the home. There is a small attic space on each side of the bedrooms. One holds the upstairs air handler furnace. The other side is a storage area and shown in more detail here. Underside of roof sheathing has a reflective aluminum coating for insulation purposes. It distorted the light.

METHOD OF INSPECTION:

Entered inside and inspected all of the accessible areas.

ATTIC ACCESS:

Bedroom wall.



STRUCTURE:

Visual condition is Good.

ROOF SHEATHING:

Good. Johns Manville aluminum over celotex insulation is installed.

VAULTED CEILING:

Yes.

FRAMING:

Good.

TRUSS SYSTEM:

Yes.

RAFTERS VISIBLY SAGGING:

No.

CEILING JOIST SAGGING:

One possible is in the lower level living room.

RIDGE:

Good.

RIDGE BRACING:

Good.

RAFTERS:

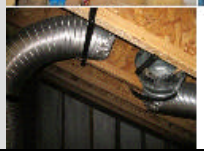
Good.

JOISTS:

Good.

REMARKS:

Pictures of the lower level stove exhaust openings and vent which were used when it was still in the house.



ATTIC COMPONENTS:

LEAK EVIDENCE:

There is no current visible evidence of leakage into the attic area.

ATTIC FLOOR:

Partial.

ATTIC LIGHT:

Good.

ATTIC INSULATION:

Some batts used but not throughout the entire attic.

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ATTIC VENTILATION:

Adequate.

EXHAUST FAN DUCTING:

The bathroom exhaust fans are ducted through the roof.

VENT MATERIALS

PVC Pipe.

DUCTWORK:

Good..

FOUNDATION

FOUNDATION CONDITION:

Good.

STEM WALL:

Concrete.

FOUNDATION CRACKS:

Yes.

ANCHOR BOLTS:

Installed.

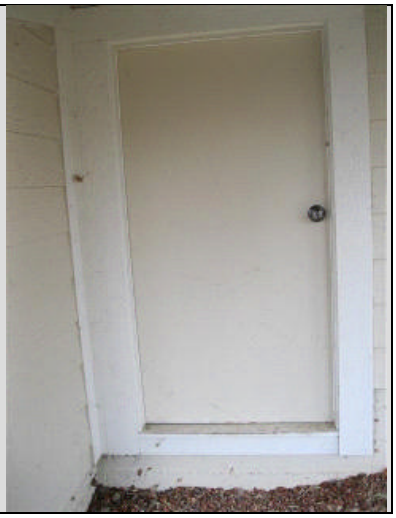
CRAWL SPACE

METHOD OF INSPECTION:

Entered inside and inspected all of the accessible areas.

ACCESS:

Under front porch.



STRUCTURE:

Visual condition is Good.

MATERIAL DETERIORATION:

None was identified by visual examination.

UNDER FLOOR INSULATION:

Yes.

SOIL CONDITION:

Dry.

SUBSTRUCTURE VENTING:

Adequate.

CRAWL SPACE PLUMBING

Good grade and suspension.

PEST ACTIVITY:

None apparent by visual examination.

REMARKS:

There is a room with red gravel on floor in the front of crawl space, has extra wiring, lights and venting.

OTHER:

Other access to under house once inside the larger room area.

CRAWL SPACE FRAMING:

VISIBLE FRAMING:

Good.

SILL PLATES:

Good.

STUDS:

Good.

BEARING WALLS:

Good.

HEADERS:

Good.

TOP PLATES:

Good.

JOISTS:

Good.

SUB-FLOOR:

Good.

GIRDER/JOISTS SAGGING

No.

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PLUMBING SYSTEM

PLUMBING SYSTEM

GENERAL CONDITION:

Good.

FUEL TYPE:

Propane.

WATER SUPPLY:

Public water.

SHUT-OFF LOCATION:

The main interior water shut-off location is under front porch.

WATER MAIN LEAKAGE:

No active leakage is noted at this time. Monitor for any future leakage.

WATER PIPE TYPE:

Supply lines which are not visible are not part of these conclusions. The following type(s) of water supply piping was identified: Copper.

SUPPLY PIPE LEAKS:

I found no current evidence of leaking on this system. If leaking does occur immediately have it repaired by a Plumber. I cannot predict when/if your system will develop leaks = Monitor.

WASTE PIPE TYPE:

Black ABS Waste Lines. Note: Waste lines which are not visible are not part of these conclusions.

DRAIN FLOW:

Acceptable. Only the sink,tub/shower and toilet drains were observed for flow.

CLEAN-OUT PLUG ACCESS:

Yes.

WASTE PIPE LEAKS:

Current leaking was not identified.

HOSE BIBS:

Acceptable.

#1 WATER HEATER

LOCATION:

Garage.

VISUAL CONDITION:

The overall condition of the unit is Good.

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BRAND:

State Select. Model # PR650 PRUTZ Ser# Eo3325247.

APPROXIMATE AGE:

Original.

LIFESPAN:

According to the industry experts, the average water heater life in the U.S. is 8 to 12 years.

TYPE:

Propane.

SIZE:

50 gallons.

EARTHQUAKE STRAPPING:

Yes.

SAFETY RELEASE VALVE:

Yes = Did Not Test.

COMBUSTIBLE CLEARANCE:

Adequate.

GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING:

System has a power vent added to the water heater. This increases efficiency and safely removes exhaust.

FLOOR DRAIN:

A floor drain was not found near the unit. The addition of a working drain is recommended to prevent flood damage when the unit's tank fails, or there is a plumbing leak.

INSULATING BLANKET:

No. Upgrading the water heater with an insulation blanket will increase the system's energy efficiency.

RAISED PLATFORM:

Yes.

AREA LIGHTING:

There is adequate lighting near the water heater.

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HEATING SYSTEMS

HEATING SYSTEM

HEATING AREA:

Main Floor. This house has a dual zone system which gives individual coverage for each floor of the home.

VISUAL CONDITION:

Good. The heating units were run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

BRAND:

AMANA 90+ systems. Upright is located in the garage.

TYPE:

Forced Air. This unit uses both gas and electricity.

APPROXIMATE AGE:

Original.

BLOWER MOTOR:

Operates smoothly.

FILTER TYPE:

This system utilizes a standard efficiency air filter. 20" x 25" x 1"

HUMIDIFIER:

None.

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THERMOSTAT:

Digital model. Set-back programmable model.

HEAT DUCTS:

The visible portions of the ductwork are in working condition. These ducts are located under the house. in the crawl space. Fiberglass insulation should be wrapped to prevent further damage to it.

COMBUSTIBLE CLEARANCE:

Clearance to combustibles is Good.

GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING:

Good. PVC Pipe is used. A pump that resists corrosive water is attached to the furnace to catch and remove the corrosive condensate which is created when a high efficiency furnace is in operation.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

View of the condensate pump located on left lower side of the furnace.

AMBIENT AIR TEMPERATURE:

44 degrees.

SUPPLY AIR TEMPERATURE:

112 degrees.

RISE TEMP DIFFERENTIAL:

The temperature rise for this unit is correct per the manufactures label inside the furnace.

COMBUSTION CHAMBER:

90+ efficiency heaters have sealed combustion chambers preventing visual inspection.

BURNERS:

90+ efficiency heaters have sealed combustion chambers preventing visual inspection of the burner flames.

AREA LIGHTING:

There is adequate lighting near the furnace.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

RECOMMENDATION:

There is a 2" opening on the upper left of the furnace This should have a 2" PVC pipe attached with a sweep 90 degree el connecting to a 2" PVC pipe run out through the exterior wall. Put a down turned 90 degree el on the exterior el, add screening to prevent anything from entering would be advisable.

EQUIPMENT SIZE:

90,000 BTU.

MODEL #:

N6HBA140112-1000.

SERIAL #:

WWHB 14488234.

REMARKS:

High efficiency furnaces create a large quantity of condensate which is also caustic in nature. For that reason a properly installed system has a collection unit with pump to remove the fluid build up. There is 1 on each of the furnaces in this home. Pictured is the unit upstairs.

#2 HEATING SYSTEM

HEATING AREA:

Upstairs.

VISUAL CONDITION:

Good. The heating unit was run through a complete cycle. The safety controls were observed. The heater was operated by turning up the thermostat, and then turned back to its original setting.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

BRAND:

Amana 90+

TYPE:

Forced Air. This unit uses both gas and electricity.

APPROXIMATE AGE:

Original.

BLOWER MOTOR:

Operates smoothly.

FILTER TYPE:

This system utilizes a standard efficiency air filter. Located over the stairs.

HUMIDIFIER:

None.

THERMOSTAT:

Digital model. Set-back programmable model.

HEAT DUCTS:

The visible portions of the ductwork are in working condition. Located in the attic.

COMBUSTIBLE CLEARANCE:

Clearance to combustibles is Good.

GAS SHUT-OFF:

An easy operate hand shut-off valve is installed on the gas line. A flexible gas line is installed.

VENTING:

PVC pipe.

AMBIENT AIR TEMPERATURE:

44 degrees.

SUPPLY AIR TEMPERATURE:

114 degrees.

RISE TEMP DIFFERENTIAL:

The temperature rise for this unit is correct per the manufactures label inside the furnace.

COMBUSTION CHAMBER:

90+ efficiency heaters have sealed combustion chambers preventing visual inspection.

BURNERS:

90+ efficiency heaters have sealed combustion chambers preventing visual inspection of the burner flames.

AREA LIGHTING:

There is adequate lighting near the furnace.

EQUIPMENT SIZE:

90,000 BTU.

MODEL #:

N6HBA140114-1000.

SERIAL #:

WWHB 14488238.

REMARKS:

Like the unit located in the garage this unit also has the condensate pump, PVC pipe venting and a hand flex gas line shut off.

Confidential - for client use only. Use by any unauthorized persons is prohibited.

COOLING SYSTEMS

AIR CONDITIONING

COOLING ZONE:

Main floor.

VISUAL CONDITION IS:

Good.

DID NOT TEST:

We are unable to evaluate the working condition of A/C units when the ambient air temperature is below 65 degrees.

CONDENSER UNIT:

Acceptable.

CONDENSER LOCATION:

Left side of home. Both upper floor and main floor units are side by side.

SUCTION LINE INSULATION:

Intact.

CONDENSER CIRCUIT BREAKER:

Acceptable.

BRAND:

Amana.

APPROXIMATE AGE:

Appears to be the original unit.

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COOLING FINS:

The condenser unit cooling fins are currently clean. Part of the regular maintenance is to hose off these fins to keep them clean and unobstructed. This will improve the overall efficiency of the unit.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.

EVAPORATOR DRAIN LINE:

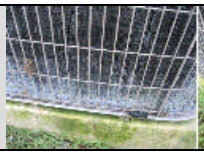
Installed and drained adequately.

THERMOSTAT:

Set-back programmable model.

OTHER ITEMS:

The bottom edge of condensor/compressor units has a chalking and crumbling of the aluminum fins. It would appear it is a chemical reaction of some type which has caused oxidation.



EQUIPMENT SIZE:

4 ton.

MODEL #:

RCC48A2D.

SERIAL #:

020511 0210210770.

SYSTEM FILTER:

Same as furnace.

FAN MOTOR:

Same as furnace.

CONTROLS:

Same as furnace.

DISTRIBUTION:

Same as furnace.

#2 AIR CONDITIONING

COOLING ZONE:

Upper Floor.

VISUAL CONDITION IS:

Good.

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DID NOT TEST:

We are unable to evaluate the working condition of A/C units when the ambient air temperature is below 65 degrees.

CONDENSER UNIT:

Acceptable.

CONDENSER LOCATION:

Beside the lower unit condenser.

SUCTION LINE INSULATION:

Intact.

CONDENSER CIRCUIT BREAKER:

Acceptable.

BRAND:

Amana.

APPROXIMATE AGE:

Appears to be the original unit.

COOLING FINS:

The condenser unit cooling fins are currently clean. Part of the regular maintenance is to hose off these fins to keep them clean and unobstructed. This will improve the overall efficiency of the unit.

EVAPORATOR COIL:

The evaporator coil was not visible and its evaluation was beyond the scope of this evaluation.

EVAPORATOR DRAIN LINE:

Installed and drained adequately.

THERMOSTAT:

Set-back programmable model.

EQUIPMENT SIZE:

3 ton.

MODEL #:

RCC36 A2D.

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SERIAL #:

020511 8695.

SYSTEM FILTER:

Same as furnace.

FAN MOTOR:

Same as furnace.

CONTROLS:

Same as furnace.

DISTRIBUTION:

Same as furnace.

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ELECTRICAL SYSTEM

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

Overhead clearance is Fair.

SYSTEM TYPE:

Circuit Breakers.

SYSTEM TYPE & VOLTAGE:

3 Wire System using both 110/220 volts.

WIRING TYPE:

Romex.

MAIN 110V BRANCH WIRING:

Copper Branch Wiring - While viewing the 110 volt branch wiring inside the panel(s) there was NO evidence of any 110 volt aluminum branch wiring. Only copper 110 volt branch wiring was observed.

MAIN 220/240V BRANCH WIRING:

Copper and Aluminum was found = Normal. Aluminum 220 Volt Branch Wiring - Stranded aluminum 220 volt branch wiring was observed at the panel. The stranded 220 volt aluminum wiring does not pose the same fire risks that were found with the solid 110 volt aluminium wiring. The stranded wiring is the most common 220 volt wiring used on newer construction.

HOUSE GROUND CONNECTION:

UFER.

OUTLET TESTING:

All of the accessible open outlets were tested.

GFCI PROTECTION:

Yes - This home is equipped with the recommended GFCI protection.

EXTERIOR ELECTRICAL

Covers to protect from weather.

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MAIN DISTRIBUTION PANEL

MAIN PANEL LOCATION:

Left front corner of house.

MAIN DISCONNECT SIZE:

200 amps.

UTILITY DISTRICT:

P G & E.

#1 SUBPANEL:

SUB-PANEL LOCATION:

Part of main entry service.

GENERAL CONDITION:

The wiring methods inside the panel are neat and methodical.

PANEL LABELING:

Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

110/120V BREAKERS:

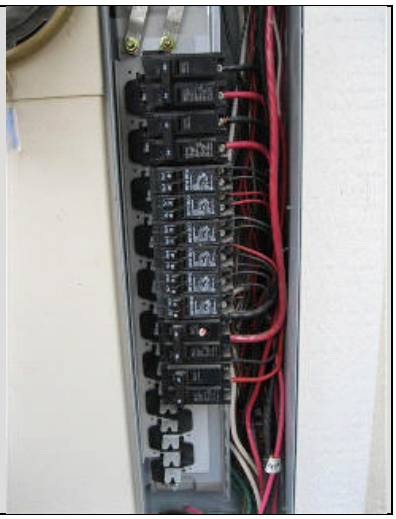
4 - 15 amp breakers 8 - 20 amp breakers.

220/240V BREAKERS:

1 200 amp main disconnect 1 - 7- Amp breaker that goes to the upstairs sub panel 1 - doubled 40 amp breakers 2 - 30 amp doubled breakers. Doubled breakers are individual breakers tied, to function as 1 breaker. Each of the individual breakers controls 1 hot 110 volt line, the 2 together create the 220 volt system, 10.

PANEL CONDITIONS:

Good. There is provision for breakers in the future should they be needed.



PANEL LIGHTING:

The lighting near the panel is inadequate = Consideration should be given to adding the recommended lighting near the panel.

#2 SUBPANEL:

SUB-PANEL LOCATION:

Upstairs front bedroom.

GENERAL CONDITION:

The wiring methods inside the panel are professional and working as designed.

PANEL LABELING:

Yes. Determining whether the labeling of the breakers is accurate is beyond the scope of this evaluation.

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SUMMARY

SUMMARY

STRUCTURAL CONDITION:

The overall structural condition is Good.

ROOF CONDITION:

The overall roofing condition is Good.

MECHANICAL CONDITION:

The mechanical systems appear to be Good condition.

ELECTRICAL CONDITION:

The electrical system appear to be Good condition.

HEATING CONDITION:

The heating system appear to be Good condition.

COOLING CONDITION:

Due to outside temperatures, accurate testing of the 2 cooling units was not possible.

PLUMBING CONDITION:

The plumbing system appears to be Good condition.

HEALTH & SAFETY ITEMS:

Replace partial or removed Smoke detectors. Add Carbon Monoxide detector. Consider using the dual sensor detectors. ALL SMOKE DETECTORS SHOULD BE REPLACED WITH PHOTO ELECTRIC UNITS. THE OLDER IONIC DETECTORS ARE NOT RELIABLE OR SAFE AND ARE ILLIGAL IN A NUMBER OF STATES AND MANY CA. CITIES.

INSPECTION LIMITATIONS:

Hazardous materials are beyond the scope of this Home Inspection report.

REMARKS:

IMPORTANT NOTE FOR BUYER

It must be noted that an inspection only lasts for a few hours. This gives the inspector a very limited time to learn everything about the property being inspected. In order to fully know a property, a person needs to live there 24/7 for perhaps several years. An inspector is not a psychic, thus does not know everything that ever occurred to the home and property and likewise cannot predict future happenings.

Many variables affect a home and are not generally known when inspecting. The following list is just a few instances that may show up differently in the future.

1. Normal wear and tear on a home. Appliances, plumbing and electrical do wear out and fail.
Wood ages, paint fades, caulking may crack, metal will eventually rust.
Plumbing may become plugged or leak. Roofing materials can and do fail.

2. Weather changes such as sun vs. rain and wind. Adverse weather may show leaks that were not visible in the summer for example. Summer heat dries wood; thus seeing a different picture. It is not unusual to see small leaks in walls, windowsills and ceilings during a severe storm that was not evident

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after a fresh coat of paint, caulking or patch plaster.

3. Fresh paint, wall coverings, flooring; these enhance the appearance of the property but they may and often do conceal defects that were evident prior to the addition of the new items.

4. Expansive soil conditions are often present. This condition does affect foundations, driveways, walls, masonry and plumbing.

5. Earthquakes, common in California may cause shifting of a home, water heater, furnace, paved areas and can even disconnect plumbing joints and damage foundations. Wiring in walls has been known to pull away from receptacles and switches.

6. On occasion the sellers may air or deodorize a home to conceal issues or odors, which may again make themselves known in a day or two.

7. Inspectors do not move furniture, appliances or other items the home owner has placed throughout the house. Beds, desks, and other items can and sometimes do cover and conceal items and potential issues.

8. Although it is not a common occurrence, items which were in the home at the time of inspection have been known be exchanged or removed prior to the new owner taking possession. For this reason items such as dishwashers, water heaters, HVAC units etc. are documented in this report. This is done for your protection as a buyer. Please note that items that were reported as operating properly when inspected can be damaged when the home is still occupied prior to the buyer taking possession.

9. It must be understood that even though an appliance or other component of the home are properly functioning when the inspection is made, there is no guarantee it will continue to be issue free thereafter. This includes smoke detectors, CO detectors, thermostats and other items that are known to fail. When the home is still occupied the current owner/tenant may alter property or cause changes to occur with use. When the home is empty, theft, conditions and vandalism often occur.

10. Although I am well versed in various building code requirements, this is not a code inspection. In Health and Safety situations, code requirements are noted in the inspection report for insurance and liability reasons.

11. When water has been turned off for extended periods of time, it is not uncommon to find that the valves and spray hoses do not flow as they did when there was constant water pressure and flow. Mineral deposits and corrosion can and do occur that alters the normal functions. After the water has been on for some time leaks may also occur that were not detected when the water was first turned on.

For these reasons an inspector can not be held responsible or liable for items that changed, were not visible or apparent at time of the inspection.

PLEASE NOTE: If it is recommended a specialist review a condition, it is important the entire system be evaluated and this service be preformed before the close of escrow by a licensed professional.

PLEASE REMEMBER: Our service is established to help you identify and document most of the conditions of the property. The report is not intended to be an "all inclusive" list of every condition, but rather, to identify the major challenges that were visible on the day of the inspection. If you notice other major items that are not included in this report that you would like included, please notify us and we will make an addendum to the report to reflect these items (Please remember that cosmetic items are subjective and beyond the scope of our evaluations).

THIS REPORT IS INTENDED AS A "CHECK LIST" OF PERTINENT QUESTIONS REGARDING THE CONDITIONS OF THE ITEMS INCLUDED IN THE REPORT. ALL EVALUATIONS HAVE BEEN FACTORED BY THE AGE OF THE PROPERTY AND OTHER RELEVANT CONDITIONS, (SUCH AS WEATHER), ON THE DATE OF THE INSPECTION.

Our service is **NOT** a warranty of the integrity of the systems of the property. No maintenance services, removal of cowlings, or destructive discovery have been performed.

OUR LIABILITY IS LIMITED BY THE SERVICE AGREEMENT TITLED: **"WHAT YOUR INSPECTION INCLUDES"**

Byron Duerksen- Certified Master Inspector